

MINUTES of the Council Meeting held on Thursday
21st April 2022, at 7.30 pm –
in the Ballroom at Bentham Town Hall.

Present: Cllrs Swales (Chair), Adams, Bridgeman, Burton, Faraday, Gerrie, Hill, Marshall, Stannard, and Wills. The Clerk Christine Downey. One member of the public.

- 397 Apologies from members unable to attend: -
 397.1 To Note Apologies for absence given in advance of the meeting.
Cllr Taylor.
 397.2 To consider acceptance of reasons for absence.
None.
- 398 Declaration of interests: -
 398.1 To Note Declarations of Interest not already declared under members Code of Conduct or members register of Disclosable Pecuniary Interests.
None.
 398.2 To approve dispensation requests.
None.
- 399 To Receive Comment & Concerns: Public Participation – to hear matters raised by members of the public or Cllrs with an interest (that are allowed to speak) either on agenda items or for future consideration.
 (NB: for non-agenda items Members of the Council are not permitted to respond, except to ask questions for the purposes of clarification; The period of time designated for public participation at a meeting shall not exceed 20 minutes unless directed by the chairman of the meeting. A member of the public shall not speak for more than 3 minutes).
- The member of the public commented on how very disappointing is that there are only five nominations for Councillors in the new council year, despite the efforts to advertise the need for local people to get involved. The speaker stressed that there is always a need for a strong council, but that the forthcoming changes at Craven District Council and North Yorkshire Council make this especially true; and that there needs to be proper representation on the council to achieve this. She suggested that the poor number of nominations reflects the fact that there is a lack of understanding of the council in the town, and that thought should be given on how to address this problem.**
- 400 To Confirm the Minutes of the full council meeting of 4th April 2022. (Paper 2022/68)
RESOLVED: That the minutes of the meeting of 4th April 2022 are agreed and be signed.
- 401 To receive the draft minutes of the Finance Committee meeting of 11th Aril 2022. (Paper 2022/69)
Received.
- 402 To consider and comment upon new Planning Applications: -
 402.1 2022/23820/HH. Conversion of existing office above garage to master bedroom suite and first floor link to existing house above implemented ground floor extension., Blossom Barn, Birkwith Lane, Low Bentham, Lancaster, LA2 7DF.
RESOLVED: That the council has no comments on this application.

402.2 2022/23841/FUL. Development of unsurfaced ATV track, Burnmoor track, 3.13 KM of limestone box fill track between location: 368273 (easting) /465640 (northing) and 371303 (easting) / 464772 (northing). Burnmoor Track, Yorkshire Burnmoor Common.

RESOLVED: That the council has no comments on this application.

402.3 2021/23532/FUL. Erection of 47 no, residential dwellings and associated infrastructure. Land to North of Springfield Crescent, High Bentham, Lancaster.

It was reported by DCllr Brockbank that if the planning officer recommends the application for approval that the application will probably be called in for consideration by the planning committee.

RESOLVED: That the council wish to lodge the following concerns and recommendations in respect of this application.

Drainage/sewerage/surface water/flooding:

The council is concerned that the available reports only deal with the site itself and fail to address the impact of the proposed development on the whole environment around the site.

The council recommend that United Utilities should be consulted about the current sewerage problems in the area before permission for any further development is approved.

Traffic:

There is already a considerable problem with traffic near the junction of Springfield Crescent and the B6480. A fact which is acknowledged in the traffic reports which indicate that the daily average of cars doing over 30 miles an hour in this vicinity is 850, and that there are between 32 and 35 cars daily doing over 45 miles an hour in this vicinity. The council is concerned that the increased risk/likelihood of an accident occurring at these speeds, with the increased traffic volume that the proposed development would bring has not been addressed.

The council is concerned that 47 new houses will potentially result in 94 more cars being on the road in an area which already suffers from severe parking problems. The council would like to see proposals from the Highways department and the police on how this will be managed/controlled if the proposed development proceeds; for example, will traffic lights be installed at the junction?

Privacy and right to light:

Some of the proposed new building overlook existing bungalows on Springfield Crescent. The council is concerned that this problem has not been resolved with the introduction of a buffer strip.

Noise and disruption:

The council recommend that if the development goes ahead that the noise impact during construction, and the impact from construction traffic, should be kept to an absolute minimum, by imposing a time limit for work on the site.

402.4 2022/23901/LBC. Proposed installation of a 15-panel solar pv system on barn to east of listed asset. Sunny Bank Farm. Mewith Lane, Mewith, Bentham, Lancaster, LA2 7AY.

RESOLVED: That the council has no comments on this application.

403 To consider the modified draft Volunteer Policy and agree a way forward. (Paper 2022/70)
RESOLVED: Policy agreed and adopted.

404 To consider the request for permission to install images of Bygone Bentham alongside recent images. (Paper 2022/71)
RESOLVED: Permission granted.

- 405 To consider allowing St Johns Church to conduct a plant sale in forecourt of the CYB on a Saturday morning in May.
RESOLVED: Permission granted.
- 406 To consider lending or hiring chairs to The Black Bull and agree a way forward.
RESOLVED: No further action.
- 407 Items for next meeting and minor items for information only.
Individuals reporting that the disabled parking bays in the Black Bull car park are being used by drivers who are not disabled have been advised to report the matter to The Black Bull.
- 408 To discuss and agree the May meeting dates. **Tue 03/05/2022 and Mon 16/05/2022.**
- 409 To resolve that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, and by reason of the confidential nature of the remainder of the business, that the public and press be excluded further from the meeting, whilst item 410 is considered: -
RESOLVED: That the press and public be excluded from the meeting.
- 410 To consider items of correspondence received regarding the Community Youth Building and agree a way forward. (Paper 2022/72)
RESOLVED: Not to renew the trade waste contract. Move bins inside the building to prevent them from being filled up.
RESOLVED: Instruct Howsons to proceed with the fire alarm and emergency light check and service.
RESOLVED: That the recent offer to purchase the property is declined. Clerk to inform the interested party accordingly.
RESOLVED: Clerk to instruct Darren Spratt at Fisher Hopper to put the property up for sale on the open market at the valuation figure.
RESOLVED: To request a complete breakdown of all fees and charges associated with a sale from Fisher Hopper.
RESOLVED: To transfer the current gas and electricity contracts into the Town Councils name.

There being no further business the meeting closed at 20.13.